

151.0

0002

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

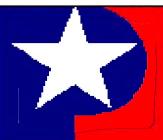
822,600 / 822,600

USE VALUE:

822,600 / 822,600

ASSESSED:

822,600 / 822,600


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
26		CEDAR AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KRAGH THOMAS J	
Owner 2: KRAGH-CHOOKHAE CHURAIPUAL	
Owner 3:	
Street 1: 26 CEDAR AVE	
Street 2:	
Twn/City: ARLINGTON	
StProv: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER

Owner 1: HEALY JAMES J JR & JULIA P -
Owner 2: -
Street 1: 26 CEDAR AVE
Twn/City: ARLINGTON
StProv: MA
Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,778 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Wood Shingle Exterior and 1991 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value
101	One Family		4778		Sq. Ft.	Site		0	80.	1.18	9									450,672

1 of 1

Residential

CARD

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822,600 / 822,600

USE VALUE:

822,600 / 822,600

ASSESSED:

822,600 / 822,600

100036

GIS Ref

GIS Ref

Insp Date

01/09/09

!11842!

PRINT

Date

Time

12/11/20

01:58:31

LAST REV

Date

Time

09/06/16

15:37:40

apro

11842

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

1 of 1

CARD

ARLINGTON

APPRAISED:

822,600 / 822,600

USE VALUE:

822,600 / 822,600

ASSESSED:

822,600 / 822,600

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID: 151.0-0002-0017.0

Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date

2020 101 FV 372,000 0 4,778 450,700 822,700 822,700 Year End Roll 12/18/2019

2019 101 FV 280,400 0 4,778 422,500 702,900 702,900 Year End Roll 1/3/2019

2018 101 FV 280,400 0 4,778 349,300 629,700 629,700 Year End Roll 12/20/2017

2017 101 FV 280,400 0 4,778 321,100 601,500 601,500 Year End Roll 1/3/2017

2016 101 FV 235,200 0 4,778 292,900 528,100 528,100 Year End 1/4/2016

2015 101 FV 222,200 0 4,778 287,300 509,500 509,500 Year End Roll 12/11/2014

2014 101 FV 222,200 0 4,778 267,000 489,200 489,200 Year End Roll 12/16/2013

2013 101 FV 222,200 0 4,778 254,100 476,300 476,300 12/13/2012

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

HEALY JAMES J J 41244-581 10/21/2003 475,000 No No

HORNE MICHAEL 31628-447 7/21/2000 364,900 No No Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2015	1394	Heat App	10,000	9/22/2015				Install two HVAC s
5/26/2015	558	Addition	308,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2016	Permit Visit	PT	Paul T
6/1/2016	Left Notice	PT	Paul T
6/4/2015	Info Fm Prmt	PC	PHIL C
1/9/2009	Measured	372	PATRIOT
3/5/2004	MLS	HC	Helen Chinal
10/31/2000	MLS	MM	Mary M
4/17/2000	Inspected	263	PATRIOT
12/7/1999	Mailer Sent		
11/19/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
					450,700	

EXTERIOR INFORMATION

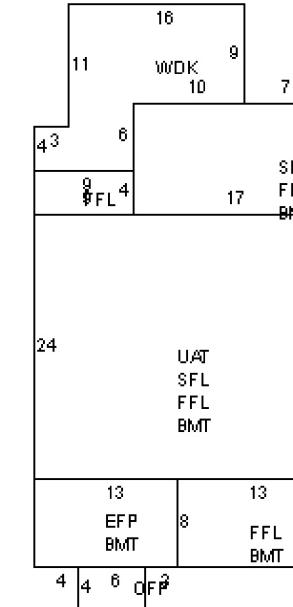
Type:	15 - Old Style	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREEN	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:	1	Rating: Good
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7	BRs: 4
	Baths: 1	HB: 1

REMODELING

Exterior:	No Unit	RMS	BRs	FL
Interior:	1	7	4	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	7	4	

RES BREAKDOWN

SUB AREA		SUB AREA DETAIL								
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,002	54.320	54,424	BMT	100	RRM	20	A	
FFL	First Floor	934	160.220	149,649						
SFL	Second Floor	794	160.220	127,217	UAT	100	FLA	40	A	
WDK	Deck	192	10.980	2,109						
UAT	Upper Attic	156	83.320	12,997						
EFP	Enclos Porch	104	52.330	5,443						
OPF	Open Porch	24	43.120	1,035						
Net Sketched Area:				Total:	352,874					
Size Ad	1728	Gross Are	3674	FinArea	1991					

IMAGE

AssessPro Patriot Properties, Inc

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total: